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DEED IN TRUST

No. 231

The Grantor, **ANNA E. WATKINS, a Spinster**
 of the **City of Chicago** County of **Cook**, and State of Illinois,
 in consideration of the sum of **Ten and no/100**-----Dollars,
 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quitclaims
 to **WILLIAM A. MURPHY - 105 W Madison - Chicago** as Trustee
 under the terms and provisions of a certain Trust Agreement dated the **23rd** day of **September, 1974**,
 and designated as Trust No **150**, and to any and all successors as Trustee appointed under said Trust
 Agreement, or who may be legally appointed, the following described real estate:

Lot 11 in S. W. Roth's Subdivision of
 Five (5) acres of the Southwest 1/4 of
 Section 11, Township 39 North, Range 13,
 East of the Third Principal Meridian in
 Cook County, Illinois

Property of Cook County, Illinois
 MAIL

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4
 REAL ESTATE TRANSFER TAX ACT
 7-27-74
 DATE
 SPECIAL CLERK OF RECORDER
 E. SECTION 4

NO TAXABLE CONSIDERATION

To have and to hold said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof; (b) to sell on any terms, grant, lease, or otherwise, or all of the title and estate of the trust, with or without consideration, to convey to a successor or successors in trust, as to all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee (or Trustees, as the case may be), and to transfer the trust property, or any interest therein, as security for advances or loans; (c) to mortgage, encumber or otherwise alienate, and to vacate any portion of the premises; (d) to lease and enter into leases for one whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental receipts, consideration given, or otherwise, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee; and that the binding effect of said instrument shall not be affected by any subsequent revocation, modification or termination of the Trust Agreement, and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, rents and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named to act, or upon his removal from the County he is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein. All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Office of Titles, Illinois, thereon, or otherwise, the words "trust" or "trusts" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

In Witness Whereof, the Grantor has hereunto set her hand and seal this 23rd day of September 1974.

Anna E. Watkins (SEAL)
 Anna E. Watkins (SEAL)

This instrument was prepared by William A. Murphy, 105 W. Madison St., Chicago, Illinois.

WILLIAM A. MURPHY
 105 West Madison Street
 Chicago, Illinois 60602

- () Mail to:
- () Office of the Recorder, Box No. _____
- () Mail Tax bills to:

Street Address
 NOT A PART OF THE ABOVE INSTRUMENT

UNOFFICIAL COPY

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STATE OF ILLINOIS
COUNTY OF COOK

I hereby certify that ANNA E. WATKINS, a spinster
personally known to me to be the same person whose name
is subscribed to the foregoing instrument, appeared before me this day in person and ac-
knowledged that he signed, sealed, and delivered the same as her free and volun-
tary act, for the uses and purposes therein set forth, including the release and waiver of the
right of homestead.

Sworn to before me this 2. Sept day of September, 1974.



W.A. Murphy
Notary Public

Commission expires: July 23, 1978

PROPERTY of Cook County Clerk's Office

END OF RECORDED DOCUMENT